

Document Prepared By:
Michelle Wymer, 888-603-9011
First American RES
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036
Recording Requested By:
NovaStar Mortgage, Inc.
When Recorded Return To:
First American RES
450 E. Boundary St.
Chapin, SC 29036

FNOV	000	4460685
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CRef#:02/08/2007-PRef#:R085-POF
Date:01/09/2007-Print Batch ID:16945
MIN #: 100080190037294758
MERS Telephone #: 888/679-6377
Property Address:
14428 GOODMAN RD
OLIVE BRANCH, MS 38654-7827
MSAc-eR2.0 10/18/2006 Copyright (c) 2006 by

AUTHORIZATION TO CANCEL

THE UNDERSIGNED, MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC., whose address is **G4318 Miller Rd, Flint, MI 48507**, being the present legal owner and holder of the indebtedness secured by that certain Deed of Trust described below, in acknowledgment of payment in full of all sums described in and secured by said Deed of Trust, does hereby authorize and request the Chancery Clerk of said County to enter satisfaction of and cancellation of record of said Deed of Trust.

Original Borrower(s): GILBERT LEE DODSON JR. AND WIFE, LEE ANN DODSON, LEE ANN DODSON JOINS IN THE EXECUTION OF THIS SECURITY INSTRUMENT SOLELY TO SUBORDINATE AND MARITAL RIGHTS SHE MAY HAVE IN AND TO THE HEREIN DESCRIBED PROPERTY BY VIRTUE OF HER MARRIAGE TO GILBERT LEE

Original Trustee: **FIRST NATIONAL FINANCIAL**

Original Mortgagee: **NOVASTAR MORTGAGE, INC.**

Date of Mortgage: 12/21/2004

Loan Amount: **\$51,650.00**

Recording Date: 12/29/2004 Book: 2,133 Page: 409 Document #: N/A

Legal Description(if required): LEGAL DESCRIPTION TO DEED OF TRUST LOT 14B (RESUBDIVISION OF LOT 14) BEATRICE DODSON SUBDIVISION, IN SECTION 28, TOWNSHIP 1 SOUTH, RANGE 5 WEST, OF RECORD IN PLAT BOOK 33, PAGE 12, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI. BEGINNING AT THE SW CORNER OF LOT 14-B IN RESUBDIVISION OF LOT 14 IN BEATRICE DODSON SUBDIVISION, IN SEC. 28, T-1-S, R-5-W, DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 531.40 FT.; THENCE SOUTH 88 DEGREES 55' 05" WEST, 150.00 FT.; THENCE NORTH 1 DEGREE 37' 58" WEST, ALONG THE WEST LINE OF SAID LOT 14-B, 358.50 FT.; THENCE NORTH 88 DEGREES 54' 46" EAST, ALONG THE NORTH LINE OF SAID LOT 14-B, 160.00 FT.; THENCE SOUTH 3 DEGREES 13' 15" EAST, ALONG THE EAST LINE OF SAID LOT 14-B, 330.90 FT.; THENCE NORTH 7908' 45" EAST, 3.78 FT.; THENCE SOUTH 1 DEGREE 38' 14" EAST, ALONG THE EAST LINE OF SAID LOT 14-B, 559.50 FT.; THENCE SOUTH 8833' 20" WEST, ALONG THE NORTH LINE OF GOODMAN ROAD, 20.00 FT. THE P.O.B. CONTAINING 1.64 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. PARCEL# 1058-2802.0-00014.01 FILE # S12428

and recorded in the official records of the **County of DeSoto**, State of **Mississippi** affecting Real Property and more particularly described on said Mortgage referred to herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed on this date of 01/31/2007.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.,
AS NOMINEE FOR NOVASTAR MORTGAGE, INC.**



Sharon Ramezani
Asst. Vice President

State of SC

County of **Lexington**

On this date of **01/31/2007**, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named **Sharon Ramezani**, known to me (or identified to me on the basis of satisfactory evidence) that he or she is the **Asst. Vice President** of **MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR NOVASTAR MORTGAGE, INC.** and was duly authorized in his or her respective capacity to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.



Notary Public: **Deborah J. Fell**

My Commission Expires: **02/28/2015**

Deborah J. Fell
Notary Public
State of South Carolina